

127.0

0004

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
957,100 / 957,100
957,100 / 957,100
957,100 / 957,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		COLEMAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DRISCOLL MICHAEL S--ETAL	
Owner 2: CURRAN MICHAEL P	
Owner 3:	

Street 1: 31 MYSTIC AVENUE

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry Own Occ: Y

Postal: 01890 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	

<tbl_r cells="2" ix="5" maxcspan="1" maxrspan

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																																																																																															
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Good																																																																																																					
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:																																																																																																							
(Liv) Units:	2	Total: 2	3/4 Bath:	Rating:																																																																																																							
Foundation:	2 - Conc. Block		A 3QBth:	Rating:																																																																																																							
Frame:	1 - Wood		1/2 Bath:	Rating:																																																																																																							
Prime Wall:	1 - Wood Shingle		A HBth:	Rating:																																																																																																							
Sec Wall:			OthrFix:	Rating:																																																																																																							
Roof Struct:	1 - Gable		OTHER FEATURES																																																																																																								
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:		Good																																																																																																				
Color:	BROWN		A Kits:	Rating:																																																																																																							
View / Desir:			Frl:	Rating:																																																																																																							
GENERAL INFORMATION						WSFlue:	Rating:																																																																																																				
Grade:	C+ - Average (+)		CONDOS INFORMATION																																																																																																								
Year Blt:	1927	Eff Yr Blt:	Location:																																																																																																								
Alt LUC:			Total Units:																																																																																																								
Jurisdict:			Floor:																																																																																																								
Const Mod:			% Own:																																																																																																								
Lump Sum Adj:			Name:																																																																																																								
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN																																																																																												
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL																																																																																																
Prim Int Wal	2	- Plaster	Functional:				Interior:	1	6	2																																																																																																	
Sec Int Wall:			Economic:				Additions:	1	5	2																																																																																																	
Partition:	T	- Typical	Special:				Kitchen:																																																																																																				
Prim Floors:	3	- Hardwood	Override:				Baths:																																																																																																				
Sec Floors:			Total:	18.6 %			Plumbing:																																																																																																				
Bsmnt Flr:	12 - Concrete		CALC SUMMARY						Electric:																																																																																																		
Subfloor:			Basic \$ / SQ:	180.00			Res Breakdown:																																																																																																				
Bsmnt Gar:			Size Adj.:	1.14715910			Exterior:	No Unit	RMS	BRS	FL																																																																																																
Electric:	3	- Typical	Const Adj.:	0.98000199			Interior:	1	6	2																																																																																																	
Insulation:	2	- Typical	Adj \$ / SQ:	202.359			Additions:	1	5	2																																																																																																	
Int vs Ext:	S		Other Features:	111500			Kitchen:																																																																																																				
Heat Fuel:	2	- Gas	Grade Factor:	1.10			Baths:																																																																																																				
Heat Type:	5	- Steam	NBHD Inf:	1.00000000			Plumbing:																																																																																																				
# Heat Sys:	2		NBHD Mod:				Electric:																																																																																																				
% Heated:	100	% AC:	LUC Factor:	1.00			Heating:																																																																																																				
Solar HW:	NO	Central Vac:	Adj Total:	695689			General:																																																																																																				
% Com Wal			Depreciation:	129398			Total:	WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																	
			Deprecated Total:	566291			Juris. Factor:				Before Depr:	222.60																																																																																															
							Special Features:	0			Val/Su Net:	147.78																																																																																															
							Final Total:	566300			Val/Su SzAd	268.13																																																																																															
MOBILE HOME						Serial #:				Year:				Color:																																																																																													
SPEC FEATURES/YARD ITEMS						PARCEL ID 127.0-0004-0010.0																																																																																																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																										
3	Garage	D	Y	1	18X18	A	AV	1930	22.72	T	40	104			4,400		4,400																																																																																										
More: N	Total Yard Items:	4,400		Total Special Features:						Total:			4,400																																																																																														
<p>5 OFP 16 OFP 5 8 (80) 16 UAT SFL FFL BMT (1056) 44 44 2 20 OFP OFP 2020 6 6 8</p>																																																																																																											
SUB AREA <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Area - SQ</th> <th>Rate - AV</th> <th>Undepr Value</th> <th>Sub Area</th> <th>% Usbl</th> <th>Descrip</th> <th>% Type</th> <th>Qu</th> <th># Ten</th> </tr> </thead> <tbody> <tr> <td>BMT</td> <td>Basement</td> <td>1,056</td> <td>60,710</td> <td>64,107</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>FFL</td> <td>First Floor</td> <td>1,056</td> <td>202,360</td> <td>213,691</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>SFL</td> <td>Second Floor</td> <td>1,056</td> <td>202,360</td> <td>213,691</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>OPF</td> <td>Open Porch</td> <td>400</td> <td>20,210</td> <td>8,085</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>UAT</td> <td>Upper Attic</td> <td>264</td> <td>80,940</td> <td>21,369</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 3,832</td> <td>Total:</td> <td>520,943</td> <td colspan="6"></td> </tr> <tr> <td>Size Ad</td> <td>2112</td> <td>Gross Area</td> <td>4624</td> <td>FinArea</td> <td>2112</td> <td colspan="6"></td> </tr> </tbody> </table>																		Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	BMT	Basement	1,056	60,710	64,107							FFL	First Floor	1,056	202,360	213,691							SFL	Second Floor	1,056	202,360	213,691							OPF	Open Porch	400	20,210	8,085							UAT	Upper Attic	264	80,940	21,369							Net Sketched Area: 3,832				Total:	520,943							Size Ad	2112	Gross Area	4624	FinArea	2112						
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																																	
BMT	Basement	1,056	60,710	64,107																																																																																																							
FFL	First Floor	1,056	202,360	213,691																																																																																																							
SFL	Second Floor	1,056	202,360	213,691																																																																																																							
OPF	Open Porch	400	20,210	8,085																																																																																																							
UAT	Upper Attic	264	80,940	21,369																																																																																																							
Net Sketched Area: 3,832				Total:	520,943																																																																																																						
Size Ad	2112	Gross Area	4624	FinArea	2112																																																																																																						
SUB AREA DETAIL																																																																																																											
IMAGE <p>AssessPro Patriot Properties, Inc</p>																																																																																																											